



Portkil
Kilcreggan
G84 0LF

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Offers Over £150,000

An exceptional opportunity to acquire a substantial building plot of approximately 0.6 acres, enjoying an elevated semi-rural setting and outstanding uninterrupted views across the Firth of Clyde. Full planning approval and an approved building warrant are already in place for an impressive Heb Homes detached villa.

Occupying a generous site at Portkil, on the outskirts of Kilcreggan, the plot combines a wonderfully peaceful countryside setting with spectacular open views across the Clyde and surrounding landscape.

A particular advantage of this opportunity is the considerable work that has already been undertaken to progress the development. Planning permission was approved in April 2024, followed by approval of the building warrant in December 2025, allowing a purchaser to acquire a project which is significantly further advanced than a typical residential building plot.

The approved design is the Heb Homes LH302PD, a striking contemporary interpretation of a traditional Scottish rural home. Carefully selected to complement its surroundings, the house combines clean architectural lines with natural materials and extensive glazing designed to take advantage of the exceptional setting and views.

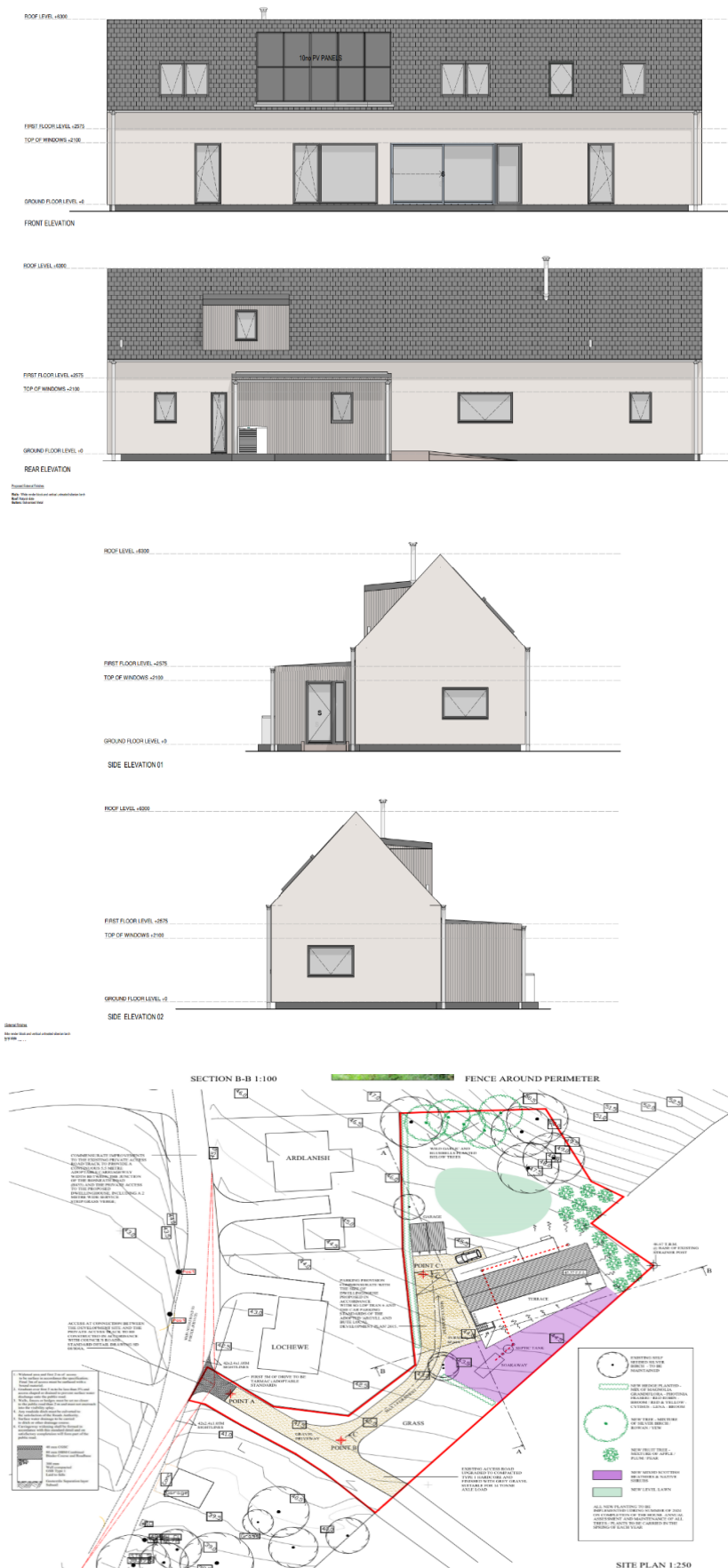
Helensburgh, with its wider range of shops, restaurants, leisure facilities and rail connections, is approximately 25 minutes away by car, while Glasgow and Glasgow Airport are also accessible for commuting and travel.



Home Report Valuation £

Council Tax Band

EPC Rating



The approved accommodation provides a substantial four-bedroom family home arranged over two levels, with generous open-plan living, dining and kitchen accommodation, separate utility and plant rooms, study, multiple bathrooms and excellent storage. The approved specification also incorporates modern energy-efficient technology including an air-source heat pump, underfloor heating, MVHR and solar PV.

The current owners have already paid £31,740 to Heb Homes towards the house package. Heb Homes have confirmed that they are happy for a purchaser wishing to proceed with the approved design to take over the project at its current stage, providing an attractive opportunity to continue an already well-developed self-build project while retaining scope to personalise the final specification, subject to any necessary consents.

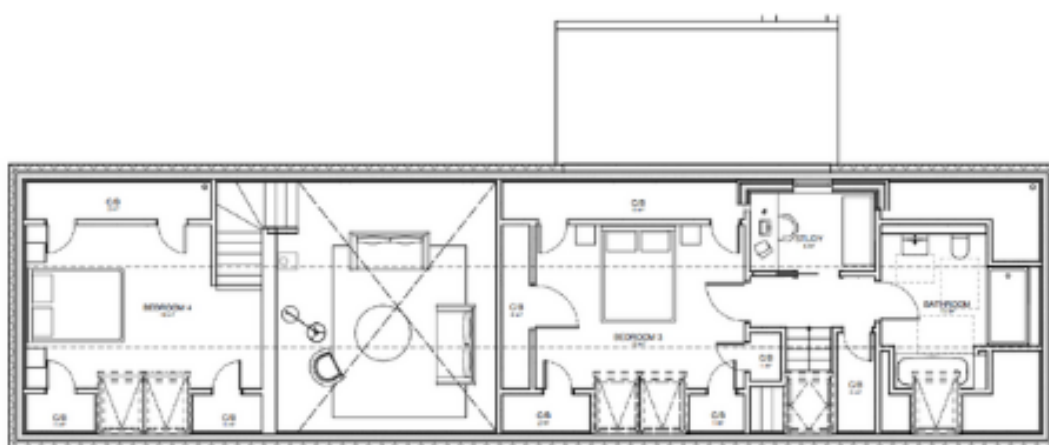
The site itself has already benefited from significant preparatory work and offers ample space for the house, garage, parking and landscaped garden, with the approved design positioned to make the most of its wonderful outlook.

Despite its peaceful setting, Portkil is conveniently located for local amenities. The picturesque villages of Kilcreggan and Cove offer a strong community feel, local shops and services, while Kilcreggan has a primary school and passenger ferry connection across the Clyde to Gourock. Rosneath provides further amenities including a Co-op and primary school.

For someone looking to create an individual home in a beautiful part of the west of Scotland, this is a rare opportunity to acquire a sizeable plot with exceptional Clyde views where much of the lengthy planning, design and building-warrant process has already been completed.

Vendor Comments

The site is stunning, has lovely views onto the Clyde and is in such a quiet and picturesque setting.



Location

Portkil is a small hamlet on the outskirts of Kilcreggan and home to only a handful of other detached properties. It is perfectly positioned close to the villages of Kilcreggan and Cove which have a lovely community feel and offer a wide selection of amenities. These include local shops, a health centre, primary school in Kilcreggan and a pedestrian ferry service across to Gourrock. The nearby village of Rosneath has another primary school and a modern, well stocked Co-op store. Helensburgh is also within commuting distance in around twenty five minutes and Glasgow is easily accessible, as is the airport via the Erskine Bridge.





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